

CITY OF CONCORD

NEW HAMPSHIRE

City Hall • 41 Green Street • Concord, NH 03301 • tel. 603/225-8595 • fax 603/228-2701

ECONOMIC DEVELOPMENT ADVISORY COUNCIL

Minutes **MARCH 9, 2012** 7:30 A.M.

The meeting convened at City Council Chambers, 37 Green Street, Concord, NH. Refreshments were provided courtesy of Bill Norton.

PRESENT: Allen Bennett, Tim Bernier, Christopher Carley, Byron Champlin, Mark Coen, Peter

> Cook, Larry Gloekler, Stephen Heavener, Brad Hosmer, John Hoyt, Jan McClure, William Norton, Keith Nyhan, Connie Rosemont, Dan St. Hilaire (arrived at 8:00 A.M.),

and Claudia Walker

ABSENT: Walter Chapin

STAFF: Carlos P. Baía, Deputy City Manager – Development

> Matt Walsh, Assistant for Special Projects Bev Rafferty, Administrative Assistant

GUEST: Gloria McPherson, City Planner

1. MINUTES FROM THE FEBRUARY 3, 2012 MEETING

Byron Champlin made a motion to accept the minutes as submitted; seconded by Bill Norton; motion passed unanimously.

2. OPEN SPACE/CLUSTER DEVELOPMENT ZONING DRAFT RE-WRITE

Copies of the draft were provided to EDAC in an earlier e-mail.

Ms. McPherson noted that the density control has been tentatively removed. Ms. McPherson also stated that the RN (Neighborhood Residential) zone was excised from this version of the ordinance because it did not cover any large parcels. Ms. McPherson added that the City will be working on cottage zoning in the RM (Medium Density Residential) district.

Ms. McPherson reviewed the exemption criteria outlined in the draft.

Ms. McPherson noted that she and her staff are still debating whether to include an exemption for a large lot subdivision. McPherson felt that such an exemption could maintain the rural character of the main /frontage road. Tim Bernier questioned this assumption and stated that there are a number of instances in the RO district where houses are less than 200' from each other.

Questions were raised about the reason for requiring buildable land be dedicated for open space (in addition to other non-buildable areas). Jan McClure alluded to the purpose of the zoning district as the answer to that inquiry. Matt Walsh noted open space could be used as a recreational field or to house a septic system.

Keith Nyhan, newly appointed City Councilor to EDAC, was introduced.

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Mr. Nyhan inquired if the purpose of the re-writing of the ordinance is to try to promote development in the RO district. Bill Norton responded that the revised ordinance seeks to create equity while still maintaining a rural character.

Chairperson Carley remarked that regulatory flexibility can add value to land. Byron Champlin inquired as to the economic development goal of these changes. Carlos Baía noted that the changes stem from an effort to address what were viewed as onerous constraints to development.

Ms. McPherson noted that under the proposed draft, applicants would have an added option of paying a fee in lieu of land dedication if circumstances permitted. Mr. Bernier disagreed with this option feeling that it was a case of those with means having the ability to "buy" their way out of regulations. Keith Nyhan observed that any flexibility that can be built into the rules could be beneficial.

Mr. Walsh noted that the value of land per acre can vary dramatically. He suggested Ms. McPherson consult with City Assessor Kathy Temchack.

Tim Bernier noted that the draft re-write is an improvement over the current ordinance.

Claudia Walker and Dan St. Hilaire left the meeting at 8:50 AM. Byron Champlin, Keith Nyhan, and Connie Rosemont left the meeting at 8:55 AM.

Ms. McClure asked Chairman Carley if it would be acceptable to have staff bring in visual aids to juxtapose the existing and proposed ordinances and review again at the next meeting.

It was decided to have Ms. McPherson return next month at the April 6th EDAC meeting to continue this review. Due to the time, items 3 – 6 were not discussed.

7. ADJOURNMENT

There being no further business and upon a motion duly made and seconded, the meeting adjourned at 9:10 A.M.

Respectfully submitted,

Beverly A. Rafferty Administrative Assistant